



**Justin Cawood**  
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Contact **Virtual Office**

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Loft Office 6  
The Woodmill Lifestyle Centre  
Vredenburg Road  
Devonvallei  
Stellenbosch  
7600



Web Ref RL15550



**R17,995,000**

 4  4.5  3

**Monthly Bond Repayment** R185,742.30  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R2,000,796.00 **Bond Costs** R122,785.00

These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R2,750

### Coastal Living

Joint Mandate:

Nestled in the heart of the prestigious Breakwater Bay Eco Estate on the Garden Route, this exquisite new-build single-story home offers the perfect blend of modern luxury and tranquil living. Boasting four spacious bedrooms, each thoughtfully designed to maximize comfort and privacy, this home is ideal for families or those who enjoy hosting guests. The open-plan living spaces feature high ceilings, large windows, and seamless indoor-outdoor flow, allowing natural light to flood the home while showcasing breathtaking views of the surrounding landscape. The eco-conscious design integrates effortlessly with the estate's pristine environment, creating a harmonious and sustainable living experience.

Every detail of this home exudes sophistication, with luxury finishes including sleek cabinetry, high-end...

### Features

**Pets Allowed** Yes

Interior	
Bedrooms	4
Bathrooms	4.5
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

Exterior	
Garages	3
Security	Yes
Pool	Yes
Views	True

Sizes	
Floor Size	450m <sup>2</sup>
Land Size	2,268m <sup>2</sup>